



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Ms Claire Truman
Heritage Revival
Markham House
20 Broad Street
Wokingham
RG40 1AH

NOTIFICATION OF APPROVAL OF CONSENT

Application Number: 242954
Applicant Name: A. Collis
Site Address: The Horns Inn, Crazies Hill, Wargrave, RG10 8LY
Proposal: Application for Listed Building consent for external alterations to the building including changes to fenestration and erection of a single storey canopy roof to the side; internal refurbishment of the bar area; removal of 3 no. chimney breasts at ground floor and associated structural works; structural works to the existing ground floor timber frame and 1 no. ground floor chimney, toilets and first floor rooms;
Date of Decision: 15 April 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants** listed building consent for the above works as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. Timescale - The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans, drawings and documents:

- Document titled 'The Horns Signage', and drawings numbered 1886- SK02, 0157_303 Rev.E, 0158_101 Rev.B and 0158_202 Rev.B received by the Local Planning Authority on 22 November 2024;
- Drawing titled 'Location Plan' received on 28 November 2024;
- Drawing numbered 1886-14 received on 29 November 2024;

- Drawings numbered 1886-12, 1886-33, 1886-34, 1886-35 and 1886-38 received on 3 December 2024;
- Drawings numbered 1886-01 Rev.P1, 1886-05 Rev.P1, 1886-06 Rev.P1, 1886-07 Rev.P1, 1886-08 Rev.P1, 1886-10 Rev.P1, 1886-SK01 Rev.P1, 1886-SK03 Rev.P1 and 1886-SK04 Rev.P1 received on 14 February 2025;
- Drawings numbered 1886-09 Rev.P1, 1886-20 Rev.P2 and 1886-21 Rev.P2 received on 27 February 2025;
- Document titled 'Emergence Survey Report - Bats' (Ref: CE1119-02, 7 March 2025) received on 7 March 2025;
- Drawings numbered 1886-17 Rev.P1, 1886-18 Rev.P2 and 1886-19 Rev.P2, and document titled 'Top mounted black sliding track & Suffolk oak door' received on 24 March 2025;
- Drawings numbered MAB-C5164-217, MAB-C5164-218, MAB-C5164-227, MAB-C5164-237, MAB-C5164-247 and MAB-C5164-301 received on 26 March 2025;
- Drawing numbered 1886-25 and document titled 'Existing Bar Wall - Method of Steel Beam Installation' received on 1 April 2025;
- Document titled 'Weather Proofing' received on 7 April 2025;
- Documents titled 'Tile Ventilator Range - Plain Tile' and 'UB39 In- Line Slate Terminal' received on 10 April 2025.

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Biodiversity Mitigation and Enhancement Measures - Works are to be carried out in full accordance with the method statement and enhancements given in Appendices 1 and 2 of the approved Emergence Survey Report - Bats (Chase Ecological Consultancy, ref CE1119-2, dated 7 March 2025) unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

4. Matching finishes - All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

5. No mechanical or chemical cleaning - No mechanical or chemical cleaning or stripping treatment and no paint, stain or preservative treatment shall be applied to the timber frame of the building without the prior written approval of the local planning authority.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

6. No sawing of timbers - No timbers or joints between timbers shall be sawn in connection with the works hereby approved for the historic frontage portion of the property, other than to the 3no. stud post timbers, the ends of which are to be removed to accommodate the structure steel beam consented as for the main bar servicing area as shown on the approved plans, without the prior express consent in writing of the local planning authority. Any dismantled joinery shall be carefully stored under weatherproof and secure covers on the site until required for reuse in connection with the works hereby approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

7. Service routing through internal walling – Notwithstanding the approved details, the routing of services, pipework and/or wiring through the walling of the historic frontage portion of the property is to be undertaken so as to avoid any harm (drilling, notching, channelling, cutting and/or removal) to historic frame timbers, unless otherwise agreed in writing by the local planning authority prior to undertaking works to the historic timbers.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

8. En-suite soil/waste pipe routing through walling – Notwithstanding the approved details, the routing of soil/waste pipework to serve the guest en-suite bathrooms is to be routed through the walling so as to avoid affecting any historic wall timbers.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

9. Wall mounted extraction vents, gas flues, external pipework and/or ducting – Unless shown on the approved drawings, there are to be no gas flues, extraction vents, pipework, and services ducting installed on the external wall elevations unless otherwise agreed in writing by the local planning authority prior to works being undertaken.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

10. Fireplaces – Notwithstanding the approved details, other than the removal of the ground floor fireplaces with the internal walling as shown on the approved plans, all other existing fireplaces comprising surrounds and grate fittings shall be retained in their existing locations unless their removal or relocation has been expressly authorised in writing by the local planning authority.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

11. First floor fireplace to lounge/kitchen – Notwithstanding the approved details, the existing fireplace, grating, surrounding and hearth to the first floor lounge/kitchen, are to be retained in-situ and protected behind the kitchen units that are to be installed, as shown on the approved plans, unless otherwise agreed in writing by the local planning authority prior to undertaking any works affecting the fireplace, surround and hearth.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This application has been the subject of positive and proactive discussions with the applicant in terms of:

- a full pre-application process was undertaken by the applicant; - addressing concerns relating to impact on the designated heritage asset.

The decision to grant listed building consent in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

2. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh listed building consent application if the changes differ materially from the approved details.

4. For further guidance or advice on the above conditions, please contact the Borough's Conservation Officer on 0118 9746000 (development.control@wokingham.gov.uk).

Signed

MHead

Marcia Head
Head of Development Management - Place & Growth
Date: 15 April 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure)

Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). This must be within **6 months** of the date of this notice which is stated above. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](https://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](https://www.planningportal.co.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](https://www.planningportal.co.uk).

Building Regulations: Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.